Box 13

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

William Middleton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2001.

Elizabeth E. Jett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Middleton	CTX Mortgage Company	149-1B-113
(NAME)	(NAME)	
4612 Billingsgate Road	801 94th Avenue North	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	St. Petersburg, FL 33702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jeffrey S. Kirkwood and wife, Loretta M. Kirkwood, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William Middleton, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 228, on the Plan of Piccadilly Square, Phase III, of record in Book 6250, pages 892, 893 and 894, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jeffrey S. Kirkwood and wife, Loretta M. Kirkwood by deed of record in Book 8718, page 129, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Loretta M. Kirkwood by Jeffrey S. Kirkwood as her Attorney In Fact pursuant to recorded Power of Attorney recorded simultaneously herewith said Register's Office. in instrument # 20010516-0051027

unimproved ☐

This is improved ☒ property, known as 4612 Billingsgate Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/16/01 18:07 2pgs
Fees:11.00 Taxes:460.65
20010516-0051028

Witness my/our hand(s) this 30th day of April, 2001.

Jeffrey S. Kirkwood

Loretta M. Kirkwood

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey S. Kirkwood with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and Official seal at Nashville, Tennessee, this 30th day of April, 2001.

My commission expires: 5/26/02

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30TH day of April, 2001, before me personally appeared Jeffrey S. Kirkwood, the person who executed the foregoing instrument on behalf of Loretta M. Kirkwood and who acknowledged that he executed the same as the free act and deed of the said Loretta M. Kirkwood, through Power of Attorney granted to him by the said Jeffrey S. Kirkwood.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2001.

Commission expires: May 26, 2002

Notary Public